MINUTES OF A MEETING OF THE PLANNING COMMITTEE, HELD IN THE CHAMBER, EXMOUTH TOWN HALL, ST ANDREWS ROAD, EX8 1AW ON MONDAY 5 AUGUST 2019 AT 6.00 P.M.

PRESENT: Councillors: L Elson (Chairman)

F Caygill (FCa)
F Cullis (FCu)
T Dumper
J Humphreys
C Nicholas
B Toye
M Rosser
B Bailey

APOLOGIES: Cllrs J Whibley and A Colman

PUBLIC SPEAKING TIME

The meeting was adjourned for: -

EDDC Clir M Armstrong and Charlotte Howes spoke against planning application **19/1442/FUL, 21 Hulham Road, EX8 3JZ**, Skinner Construction Limited – Demolition of dwelling and construction of 2 new dwellings; formation of new vehicular access onto Hulham Road.

EDDC CIIr M Armstrong spoke against planning application **19/0816/RES**, **9 Seafield Avenue**, **EX8 3NJ**, Mr & Mrs M Murray – Construction of detached dwelling, pursuant to outline application 17/1020/OUT (seeking permission for access, appearance, landscaping, layout and scale). **Amended plans for consultation** - Amended arboricultural report and site plan, sections and landscaping plans to address the impact of the proposal on neighbouring tree.

Mr William Holmes spoke in support of his application, planning application **19/1447/FUL, 1 The Broadway, EX8 2NW** – Erection of dwelling in garden, creation of new accesses onto Salterton Road, closure of access onto The Broadway and erection of extension to existing dwelling.

Note: The applications stated above were discussed immediately after the Public Speaking Time. The Chairman then reconvened the Planning Meeting.

P19/112. MINUTES

The minutes of the meeting held on 22 July 2019 were approved.

P19/113. DECLARATIONS OF PECUNIARY INTEREST AND DISPENSATIONS Cllr J Humphreys declared an interest in planning application 19/1638/FUL Garages 1-7 Raddenstile Lane as he had commercial garages in Raddenstile Lane.

P19/114. URGENT BUSINESS

None.

P19/115. To Determine Applications under Delegated Powers.

| | | APPLICATIONS FOR DETERMINATION | | |
|----------|-------------|--|--|--|
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| WARD | Littleham | | | |
| | | | | |
| PLAN No: | 19/1459/TRE | Flat 4 Woodbury House, 83 Salterton Road, EX8 2EW Mr & Mrs Tiley T1, Cupressus Macrocarpa: i) Crown raise up to 5.5 meters over highway ii) Crown raise over garden upto 4.5 meters iii) Crown thin by 20% iv) Crown reduce branches on southern and eastern sides by approximately 2 meters ,cutting second and third order branches to suitable pruning points with no cuts larger than 75 mm; v) Crown reduce height of tree by 2 meters to leave a tree height of approximately 11 meters. COMMENTS STATUTORY CONSULTEES: | | |
| | | VIEWS OF REPRESENTATIONS: | | |
| | | VIEWS OF REFRESENTATIONS. | | |
| | | DECISION: Proposed: Seconded: | | |
| LIMIT | 28.08.19 | Deferred to the next meeting as the Tree Officer's report had not been received. | | |
| PLAN No: | 19/1255/TRE | Flat 16, Maer Bay Court, 12 Douglas Avenue, EX8 2BX C/o Scott & Tate Tree Surgeons T1, Holm Oak: Re-pollard. | | |
| | | COMMENTS STATUTORY CONSULTEES: | | |
| | | VIEWS OF REPRESENTATIONS: | | |
| | | DECISION: Proposed: Seconded: | | |
| LIMIT | 23.08.19 | Deferred to the next meeting as the Tree Officer's report had not been received | | |
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P19/116. To consider the Planning Applications for consultation set out below.

| | | APPLICATIONS FOR DETERMINATION | | |
|----------|-------------|---|--|--|
| | | | | |
| WARD | Halsdon | | | |
| | | | | |
| PLAN No: | 19/1632/FUL | 7 Shackleton Close, EX8 4PR Mr & Mrs Kevin Jamieson Construction of front and rear dormers. | | |
| | | COMMENTS STATUTORY CONSULTEES: Cllr. P Millar – supported the application | | |
| | | VIEWS OF REPRESENTATIONS: | | |
| | 40.00.40 | DECISION: Proposed: BT Seconded: LE No Objection. | | |
| LIMIT | 19.08.19 | | | |
| PLAN No: | 19/1614/FUL | 6 Willow Avenue, EX8 4QS Mr K Allen Wheelchair access to property. | | |
| | | COMMENTS STATUTORY CONSULTEES: | | |
| | | VIEWS OF REPRESENTATIONS: | | |
| LIMIT | 13.08.19 | DECISION: Proposed: LE Seconded: BT No Objection. | | |
| Liivii | 10.00.10 | | | |
| PLAN No: | 19/1611/FUL | 1 Priddis Close, EX8 5PG Mr And Mrs Neary Construction of first floor side extension. | | |
| | | COMMENTS STATUTORY CONSULTEES: | | |
| | | VIEWS OF REPRESENTATIONS: | | |
| | 10.00.15 | DECISION: Proposed: BT Seconded: LE No Objection. | | |
| LIMIT | 13.08.19 | | | |
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| | | APPLICATIONS FOR | | |
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| | | DETERMINATION | | |
| PLAN No: | 19/1529/FUL | 30 Hulham Road, EX8 3HS | | |
| | | Mr R Rowland | | |
| | | Construction of side extension | | |
| | | | | |
| | NP - EN5 COMMENTS STATUTORY CONSULTEES: | COMMENTS STATUTORY CONSULTEES: | | |
| | INF - ENS | VIEWS OF REPRESENTATIONS: | | |
| | | VIEWS OF REFRESENTATIONS. | | |
| | | DECISION: Proposed: BT Seconded: LE | | |
| | | No Objection. | | |
| LIMIT | 06.08.19 | | | |
| | | | | |
| PLAN No: | <u>19/1442/FUL</u> | 21 Hulham Road, EX8 3JZ | | |
| | ND ENEGO | Skinner Construction Limited | | |
| | NP - EN5 & 6 | Demolition of dwelling and construction of 2 new dwellings; | | |
| | EB2 | formation of new vehicular access onto Hulham Road | | |
| | | COMMENTS STATUTORY CONSULTEES: | | |
| | Cllr Megan | SOMMENTO STATSTON TO SOM SET LES. | | |
| | Armstrong and | VIEWS OF REPRESENTATIONS: | | |
| | Charlotte | 2 x Reps – object on grounds of impact on the privacy and overshadowing of the two immediate neighbour's property due to overlooking from the upstairs windows of the house | | |
| | Howes spoke | | | |
| | during the | | | |
| | public speaking | No1 & No2. The materials to be used were out of keeping | | |
| | time. | with the street scene. Concern about the driveway being | | |
| | | opposite another road junction, on a bend with no | | |
| | | provision of a turning circle and the additional hard | | |
| | | standing would create water run off onto the main road. | | |
| | | Tree clearance had already been carried out at a time | | |
| | | when wildlife would have been endangered. | | |
| | | DECISION: Proposed: LE Seconded: BT | | |
| | | Objection on grounds that the adjacent properties would | | |
| | | be overshadowed and overlooked, exiting the driveway onto Hulham Road, near a blind bend and opposite a road | | |
| | | | | |
| | | junction, would be dangerous as there was no provision of | | |
| | | a turning circle. Overdevelopment of the site. | | |
| | | Note: concerns were raised that the buildings to be | | |
| | | demolished contained asbestos and EDDC Building | | |
| | | Control Department would need to be informed. | | |
| LIMIT | 12.08.19 | | | |
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| PLAN No: | 19/0816/RES | 9 Seafield Avenue, EX8 3NJ | | | |
|----------|---------------------------|--|--|--|--|
| | <u> </u> | Mr & Mrs M Murray | | | |
| | ND 500 | Construction of detached dwelling, pursuant to outline | | | |
| | NP – EB2, EN5, EN6, H1 | application 17/1020/OUT (seeking permission for access, appearance, landscaping, layout and scale) | | | |
| | ENS, ENO, FI | | | | |
| | Cllr Megan | Amended plans for consultation. | | | |
| | Armstrong | Amended arboricultural report and site plan, sections and landscaping plans to address the impact of the proposal on | | | |
| | spoke during the public | neighbouring tree | | | |
| | speaking time. | COMMENTS STATUTORY CONSULTEES: | | | |
| | | Town Council on 14 th May Objected in terms of size, | | | |
| | | mass and scale and was therefore contrary to the East | | | |
| | | Devon LP policy D1. Members also felt the proposal was out of keeping with the area therefore contrary to Exmouth | | | |
| | | Neighbourhood Plan policy requirement EB2. It was | | | |
| | | recognised that outline permission had been granted but it | | | |
| | | was felt this proposal was too much of a departure from the original scheme. Preference was for a single storey or | | | |
| | | smaller dwelling. On the 9 th July an additional objection | | | |
| | | was added that the proposed dwelling overlooked the | | | |
| | | neighbouring property and created lack of privacy. An | | | |
| | | updated Arboricultural report had also not been receive | | | |
| | | Cllr. Megan Armstrong on a written submission stated | | | |
| | | that despite some minimal tweaks, no serious material changes have been made to mitigate the objections raised. | | | |
| | | - The overall size was the same; | | | |
| | | - The height was the same; | | | |
| | | - The raising of the ground level against the boundary of 7A was the same; | | | |
| | | - The overbearing effect on no. 7A was the same; | | | |
| | | - The dwelling would remain out of keeping with the | | | |
| | | surrounding area; - In addition, the applicant had not provided an up to date | | | |
| | | Arboricultural report, as requested by the council's tree | | | |
| | | officer, who still had serious concerns over the impact of | | | |
| | | the scheme on no. 7A's silver birch tree. In conclusion, her | | | |
| | | previous objections remain, and she recommended refusal of this application. | | | |
| | | VIEWS OF REPRESENTATIONS: | | | |
| | | 1 x Rep – object to the overdevelopment of the plot and | | | |
| | | the lack of garden. | | | |
| | | DECISION: Proposed: BT Seconded: LE | | | |
| LIMIT | 09.08.19 | Objection sustained, the amended plans did not address previous concerns. | | | |

| | | APPLICATIONS FOR DETERMINATION |
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| WARD | Littleham | |
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| PLAN No: | 19/1638/FUL | Garages 1 - 7 Raddenstile Lane Mr A Newton Conversion and extension of garages to create one dwelling |
| | NP - EN5 & 6 EB2 | COMMENTS STATUTORY CONSULTEES: |
| | Cllr J Humphreys declared an interest. | VIEWS OF REPRESENTATIONS: 1 x Rep – The owner of the neighbouring property objected as the proposal would add 50% in height to the boundary wall so it would have an overbearing effect on the amenity of this property and the one next door. Photos were supplied. Concern as to the stability of the steep bank to support a 2-storey building. 1 x letter of support. |
| LIMIT | 16.08.19 | DECISION: Proposed: BT Seconded: BB The Committee felt uninformed as to why the appeal had been dismissed on the grounds that it had so felt unable to submit a recommendation on the new application. |
| PLAN No: | 19/1562/FUL | 39 Cyprus Gardens, EX8 2DP Mrs Sandra Cooper Retrospective application for the construction of decking/steps and balustrade. |
| | | COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: |
| LIMIT | 14.08.19 | DECISION: Proposed: JH Seconded: MR No Objection. |
| | 1 1.00.10 | |

| | | APPLICATIONS FOR | | |
|-----------|--|---|--|--|
| | | DETERMINATION | | |
| PLAN No: | 19/1447/FUL NP - EN5 & 6 EB2 Mr Williams Holmes spoke during the public speaking time. | 1 The Broadway, EX8 2NW Mr William Holmes Erection of dwelling in garden, creation of new accesses onto Salterton Road, closure of access onto The Broadway and erection of extension to existing dwelling COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: | | |
| LIMIT | 13.08.19 | DECISION: Proposed: JH Seconded: MR No Objection. | | |
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| WARD | Town | | | |
| PLAN No: | 19/1636/FUL | 38A Withycombe Road, EX8 1TG | | |
| LIMIT | NP - EN5 | Mrs Claire Parkin Replacement of single storey extension with two storey extension and entrance porch. COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: TD Seconded: CN No Objection. | | |
| DI ANING. | 40/4C40/ELII | 4 Dayl Dood EVO 4TN | | |
| PLAN No: | 19/1612/FUL NP - EN5 | 1 Park Road, EX8 1TN Mr D Loveridge Construction of detached garage COMMENTS STATUTORY CONSULTEES: VIEWS OF REPRESENTATIONS: DECISION: Proposed: TD Seconded: LE | | |
| LIMIT | 14.08.19 | Objection on the grounds of overdevelopment and out of keeping with the street scene. | | |
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| | | APPLICATIONS FOR | | | |
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| PLAN No: | 10/1577/ELU | DETERMINATION 1424 Eveter Bood EV9 100 | | | |
| PLAN NO. | 19/1577/FUL | 142A Exeter Road, EX8 1QG Mr & Mrs Smith | | | |
| | | Proposed single storey extension to front of property | | | |
| | | Troposed single storey extension to none or property | | | |
| | | COMMENTS STATUTORY CONSULTEES: | | | |
| | | VIEWS OF REPRESENTATIONS: | | | |
| | | DECISION: Proposed: TD Seconded: LE Objection on grounds that this development would be out of keeping with the street scene and would create access difficulties. | | | |
| LIMIT | 13.08.19 | | | | |
| DI ANTO | 40/45=4/5: :: | 22 24 N 24 1 5 12 1 5 1 | | | |
| PLAN No: | <u>19/1571/FUL</u> | 62 - 64 New Street, EX8 1RT | | | |
| | | Mr Andrew Mann | | | |
| | | Conversion of 2nd floor to provide additional living | | | |
| | | accommodation to include raising of roof, first floor extension and dormer window extension | | | |
| | | extension and dormer window extension | | | |
| | | COMMENTS STATUTORY CONSULTEES: | | | |
| | | VIEWS OF REPRESENTATIONS: 1 x Rep – the proposed height of the roof would restrict the sunlight to the neighbours' courtyard and out of keeping with the height of the rest of the terrace. | | | |
| | | DECISION: Proposed: TD Seconded: FCa | | | |
| l | | Objection on grounds of overdevelopment, loss of light to | | | |
| LIMIT | 09.08.19 | neighbouring properties and out of keeping to the rest of the street scene and terrace. | | | |
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| PLAN No: | 19/1467/FUL | 27 Danby Terrace, EX8 1QR | | | |
| LANIO. | 13/1401/1 OL | S Reece | | | |
| | | Construction of detached annexe. | | | |
| | NP - EN5 & 6 | | | | |
| | | COMMENTS STATUTORY CONSULTEES: | | | |
| | | VIEWS OF REPRESENTATIONS: | | | |
| | | DECISION: Proposed: TD Seconded: LE | | | |
| | 40.00.40 | No Objection. | | | |
| LIMIT | 19.08.19 | | | | |
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| | | APPLICATIONS FOR | |
|----------|-----------------------|---|--|
| | | DETERMINATION | |
| WARD | Withycombe Raleigh | | |
| | | | |
| PLAN No: | 19/1534/FUL | 50 Masey Road, EX8 4AR Ms Bairstow Construction of single storey rear and side extension, | |
| | NP - EN5 & 6 | provision of cladding and landscaping | |
| | | COMMENTS STATUTORY CONSULTEES: | |
| | | VIEWS OF REPRESENTATIONS: | |
| | | DECISION: Proposed: FCu Seconded: TD No Objection. | |
| LIMIT | 06.08.19 | | |
| | 40/4450/5111 | | |
| PLAN No: | <u>19/1453/FUL</u> | Land Adjacent 24 Normandy Close No 10 Developments Ltd Formation of extended parking area COMMENTS STATUTORY CONSULTEES: | |
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| | | VIEWS OF REPRESENTATIONS: | |
| | | 2 x letters of support. | |
| | | DECISION: Proposed: FCu Seconded: BB | |
| | | Objection on grounds of loss of green space and trees. | |
| LIMIT | 15.08.19 | | |
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P19/117. ITEM FOR CONSIDERATION

Application from: Adam Copeman - Youth Support Worker, The Hive

Location: Manor Gardens
Dates: Wednesday 14 August

Times: 10:00 – 18:00

The application is for: 10 x trading stalls for Hive Live - The Hive Youth Centre event, providing positive opportunities for young people whilst sharing their work and skills. A map of the trading site is attached for information.

Date limit for comments: <u>08.08.19</u>

The Committee supports the event with an advisory for the use of reusable plastic glasses.

P19/118. ITEMS FOR INFORMATION

(i) APPEAL DECISION

Appeal Ref: APP/U1105/W/19/3221035

Application No: 18/2514/FUL

Location: Garages 1-7, Raddenstile Lane, EX8 2JH

Proposal: Conversion and extension of garages to create one dwelling.

The above appeal was dismissed, copy decision notice was attached for information

Note: Cllr L Elson had requested to EDDC Planning for qualification on some aspects of the appeal report.

(ii) APPEAL NOTIFICATION

Appeal By: Mr Roger Rudkin

Appeal Ref: APP/U1105/W/19/3233336 **Proposal:** Erection of two-bedroom bungalow **Location:** South Lodge, St Johns Road, EX8 5EG

An appeal had been made against the decision of East Devon District Council to refuse planning permission for the proposed development. Copy letter was attached for information.

(iii) NOTIFICATION OF TREE WORKS CONSIDERED AN EXCEPTION TO 28/1989/TPO

Copy letter attached for information.

P19/119. EAST DEVON DISTRICT COUNCIL - PLANNING DECISIONS

| APPLICATION | EXMOUTH TOWN COUNCIL VIEW | EDDC DECISION |
|-----------------------------|---------------------------|---------------|
| 19/0655/VAR | No objection | Conditional |
| Former Rolle College, | · | Approval |
| 1 Douglas Avenue | | |
| 18/2261/FUL | Objection | Conditional |
| 198 Withycombe Village Road | | Approval |
| 19/1324/FUL | No objection | Approval |
| 74 Foxholes Hill | | |
| 19/1363/FUL | No objection | Conditional |
| 26 Salisbury Road | | Approval |
| 19/1349/FUL | No objection | Approval |
| 38 Halsdon Avenue | | |
| 19/1317/FUL | No objection | Approval |
| 19 Martins Road | | |
| 19/1090/FUL | No objection | Conditional |
| 10 Green Close | | Approval |
| <u>19/1040/VAR</u> | Objection | Conditional |
| Electricity Sub Station | | Approval |
| 42 Moorfield Road | | |
| 19/0888/FUL | No objection | Approval |
| Acorn Kindergarden, | | |
| Spiders Lane | | |

Please note that all Decisions received from East Devon District Council are available on request for inspection in the office.

| The meeting closed at: 18.54pm | |
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| SIGNED:DATED: | |